

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of the City of Grand Junction CO

PHANumber: CO051

PHA Fiscal Year Beginning:(mm/yyyy) 10/01/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Other (list below)
Mesa County Public Library

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)
The mission of GJHA is to advocate for and to provide safe, suitable housing to the residents of the Grand Junction area whose annual income falls below the median income of Mesa County.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing
Objectives:
X Apply for additional rental vouchers:
☐ Reduce public housing vacancies:
X Leverage private or other public funds to create additional housing opportunities:
X Acquire or build units or developments
X Other (list below)
Acquire or build units or developments, including development of Linden

Property.

X PHA Goal: Improve the quality of assisted housing
Objectives:
☐ Improve public housing management: (PHAS score)
☐ Improve voucher management: (SEMAP score)

- ☐ Increase customer satisfaction:
 - X Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☐ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
- X PHA Goal: Increase assisted housing choices
- Objectives:
- X Provide voucher mobility counseling:
 - X Conduct outreach effort to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- X PHA Goal: Provide an improved living environment
- Objectives:
- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- X Increase the number and percentage of employed persons in assisted families:

- X Provide or attract supportive services to improve assistance recipients' employability:
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☐ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - X Other: (list below)

GJHA Board of Director's will meet on April 19, 2002 to develop new goals.

Other PHA Goals and Objectives: (list below)

Goal 1: Maintain and expand current housing operated by GJHA

Year One:

- * Maintain current quality of properties/programs
- * Participate in creation of a homeless shelter in Mesa County
- * Reevaluate waiting list priorities to accommodate GJ residents
- * Develop plan to reinvest recycled loan funds of Downtown Housing Effort
- * Remain proactive in seeking new tools/techniques to improve housing management

Year Two:

- * Acquire, renovate and lease 100 units in GJ area, either by clearing or upgrading
- * Conduct market study on rental market for GJ area
- * Investigate options for development of Linden Property
- * Review use of Low Rent Public Housing units/consider sale to low income buyers
- * Designate Ratekin Tower as a facility for elderly and near-elderly residents
- * Continue to develop and enhance Homebuyer Education Program

Year 3:

- * Expand GJHA's (locally controlled) housing inventory to 20% of total units

- *Designate appropriate mix of housing for Linden Property/obtain funding to develop
- *Move people through waiting list, into and out of GJHA housing
- *Reduce number of dilapidated housing units in GJHA through purchase/demolition/zoning changes/other methods

Year 4:

- *Develop Linden Property

Goal 2: Advocate for changes outside GJHA that benefit people in need of housing.

Year 1:

- *Comment on appropriate federal regulation changes when appropriate
- *Encourage cooperation with other housing agencies/provide support when appropriate

Year 2:

- *Work to achieve changes in city/county zoning and development codes to enable more affordable housing to be developed

Year 3:

- *Advocate for adoption of rental habitability code and other appropriate land use and development codes
- *Advocate for wage increases for Mesa County families

Goal 3: Ensure that GJHA remains financially stable, well -managed, and solvent, mindful of the fiduciary responsibility to our customers and to the community.

Year 1:

- *Continue to seek funding for support of all GJHA housing programs
- *Establish benchmarks for net income/cash flow for each program
- *Complete conversion to new computer system to improve functionality and to address Y2K compatibility needs
- *Locate adequate office and meeting space
- *Maintain appropriate staff level to address the needs of GJHA programs

Goal 4: Increase community awareness of the need for affordable housing and GJHA's role in meeting that need.

Year 1:

- *Educate the community on general housing issues in the area
- *Educate the community on general issues regarding wages, and what constitutes a living wage in Mesa County
- *Celebrate the 25th anniversary of GJHA

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHA willsubmit.

☒ **StandardPlan**

StreamlinedPlan:

- ☐ **HighPerformingPHA**
- ☐ **SmallAgency(<250PublicHousingUnits)**
- ☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciesethePHAhasincludedintheAnnualPlan.

ExecutiveSummaryofAnnualPlan

IncompliancewiththeQualityHousingandWorkResponsibilityActof1998,theGrand JunctionHousingAuthority(GJHA)reviewedallinternalpoliciesandproceduresto ensurecompliancewithchangesinfederalprogrampolicydirectives.Somefine-tuning wasinorder,butnomajorissueswereidentified.

Concurrentwiththisprocess,GJHAhasdevelopedandwillsoonadoptanewcriteriafor determiningdenialofadmissionandterminationofassistancefordrugrelatedandviolent criminalbehaviornandalcoholabuse.Thispolicyisconsistentwiththefederal regulations,andprovidesclearerguidancetoGJHAstaffinimplementingthesefederal regulations.

Foreachofthepasttwoyears,GJHAhasadoptedpaymentstandardsinexcessoftheFair MarketRentsestablishedbyHUD,inresponsetolocalmarketconditions.GJHAwill continuetomonitortenantrentburdensintheVoucherProgramtoensurethemost effectiveutilizationofthisvaluableresourceforservinglowincomehouseholds.

ThepreviousAnnualPlanidentifiedmajorinitiativesincludinghiringofaDevelopment Director,conductingamarketstudy,andacquiringorbuildingadditionalhousingtoserve theneedsofthelowandmoderateincomecommunity.TheDevelopmentDirectorhas beenhired,andtheNeedsAssessmentisunderway.Thisisajointventurewithseveral localpartners,includingtheCityofGrandJunction,CityofFruita,TownofPalisade, MesaCounty,MesaStateCollegeandGrandJunctionEconomicPartnership.Thefinal

report from the Affordable Housing Needs Assessment is expected in June, 2002. Extensive community outreach is planned to share this important information with the community.

The GJHA Board and Staff met in a Strategic Planning Retreat, April 18 -20, 2002, and adopted an ambitious list of program expansion and real estate development goals. These included:

- Development of the 7.5 acre Linden Property as a planned community, including both single family and multi-family units and resident amenities such as playgrounds, community room and day care facility. A grant application for pre-development funds has been submitted to the City of Grand Junction.
- Reinvestment of the Downtown Housing Effort funds and proceeds from the auction of the Pitkin Commercial Property to create both a single family homeownership program and some multi-family residential housing in the downtown neighborhoods.
- Explore the possibility of developing Mesa State College student housing in collaboration with the College and MSC Foundation. Initial contacts have been initiated.
- Develop an ongoing homeownership program for low income households, hire a Home Ownership Program Director, and strengthening the Family Self-Sufficiency Program.
- Hire a Grants Writer/Public Relations Specialist to support the current and expanded programs and services provided by GJHA.
- Explore the potential to remove Capital Terrace Townhomes from the Public Housing Program via a sale to Grand Junction Housing Initiatives or to low income residents.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☐ Admissions Policy for Deconcentration
- X FY2000 Capital Fund Program Annual Statement
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X Definition of Substantial Deviation and Significant Amendment.

Optional Attachments:

- X PHA Management Organizational Chart
- X FY2000 Capital Fund Program 5 Year Action Plan
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan

- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	X check here if included in the public housing A&O Policy	
X	Schedule of flat rents offered each public housing development X check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
N/A	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS) or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for a new open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income ≤ 30% of AMI	631	5	5	5	5	5	5
Income > 30% but ≤ 50% of AMI	10	5	5	5	5	5	5
Income > 50% but < 80% of AMI	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	89	5	5	5	5	5	5
Families with Disabilities	159	5	5	5	5	5	5
White	537	5	5	5	5	5	5
Hispanic	85	5	5	5	5	5	5
Black	11	5	5	5	5	5	5
American Indian	10	5	5	5	5	5	5

Housing NeedsofFamilies in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Asian	2	5	5	5	5	5	5

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- X Othersources: (list and indicate year of information)
GJHA waiting list statistics as of 02/28/02. 2000 Census information not available until mid year 2002 and 2003. GJHA is in process of conducting a Housing Needs Assessment for Mesa County, CO. Final information from that assessment will not be available until end of July 2002.

B. Housing Needsof Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needsof the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needsof Families on the Waiting List			
Waiting list type: (select one) X Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List			
Waiting list total	365		
Extremely low income ≤ 30% AMI	362	99%	
Very low income (>30% but ≤ 50% AMI)	1	1%	
Low income (>50% but <80% AMI)	None	N/A	
Families with children	242	66%	
Elderly families	19	5%	
Families with Disabilities	78	21%	
White	292	80%	
Hispanic	57	16%	
Black	8	2%	
American Indian	7	2%	
Asian	1	-1%	
<p>Waiting list type: (select one) Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:</p>			
	# of families	% of total families	Annual Turnover
Waiting list total	110		
Extremely low income ≤ 30% AMI	109	99%	
Very low income (>30% but ≤ 50% AMI)	1	1%	
Low income (>50% but <80% AMI)	None	N/A	
Families with children	106	96%	
Elderly families	None	N/A	

Housing Needs of Families on the Waiting List			
Families with Disabilities	8	7%	
White	85	77%	
Hispanic	21	19%	
Black	2	2%	
American Indian	2	2%	
Asian	None	N/A	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR	76		
3BR	34		
4BR			
5BR			
5+BR			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

GJHA, in collaboration with The City of Grand Junction, Mesa County, the City of Fruita, Town of Palisade, Mesa State College and Grand Junction Economic Partnership is conducting a Housing Needs Assessment to identify and plan to meet a real low -income housing needs. This will be completed in July 2002

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units

- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☐ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed -finance housing
- X Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- X Employadmissionspreferencesaimedatfamilieswhoareworking
- ☐ Adoptrentpoliciestosupport tandencouragework
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- X Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabiliti es:

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☐ Carryoutthemodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- X Applyfor special-purposevoucherstargetedtofamilieswithdisabilities,should theybecomeavailable
- X Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- ☐ Other:(listbelow)

Need:SpecificFamilyTypes:R acesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicities showntohavedisproportionatehousing needs
- ☐ Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- X Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	56,720	
b) Public Housing Capital Fund	85,143	

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant -BasedAssistance	4,499,177	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)		
g) ResidentOpportunityandSelf - SufficiencyGrants		
h) CommunityDevelopme ntBlock Grant		
i) HOME		
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)	59,493	CompletionofFYE 9/2002CapitalFunds ProgramImprovements
FYE09 -30-02(asof03 -31-02)		
3.PublicH ousingDwellingRental Income	53,936	Operations
4.Otherincome (listbelow)		
4.Non -federalsources (listbelow)		
Totalresources	4,754,469	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
☒ When families are within a certain time of being offered a unit **:60 days**
☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other (describe)

Suitability of tenant based on the above factors.

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

b. Where may interested persons apply for admission to public housing using?

- ☒ PHA main administrative office
☐ PHA development/site management office
☐ Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD- approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site -based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - ☐ One
 - ☒ Two
 - ☐ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

Most families on waiting lists are at or below 30% AMFI

- b. Transfer policies:
 In what circumstances will transfer take precedence over new admissions? (list below)
 - ☐ Emergencies

- X Overhoused
- X Underhoused
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- X Other: (list below)
Accessibility Issues

c. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) **Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Working families and those unable to work because of age or disability
- X Veterans and veterans' families
- X Residents who live and/or work in the jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs
- X Households that contribute to meeting income goals (broader range of incomes)
- X Households that contribute to meeting income requirements (targeting)
- X Those previously enrolled in educational, training, or upward mobility programs
- X Victims of reprisal or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 DateandTime

FormerFederalpreferences:

InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing
Owner,Inaccessibility,PropertyDisposition)
Victimsofdomesticviolence
Substandardhousing
Homelessness
Highrentburden

Otherpreferences(selectallthatapply)

- 1 Workingfamiliesandthoseunabletoworkbecauseofageordisability
☐ Veteransandveterans' families
1 Residentswholiveand/orworkinthejurisdiction
1 Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
1 Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
1 Householdsthatcontributetomeetingincomerequirements(targeting)
1 Thosepreviouslyenrolledineducational,training,orupwardmobility
programs
1 Victimsofreprisalsorhatecrimes
☐ Otherpreference(s)(listbelow)

4.Relationshipofpreferencestoincometargetingrequirements:

- ☐ ThePHAappliespreferenceswithinincometiers
X Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeet
incometargetingrequirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetobtaininformationabout therulesofoccupancyofpublichousing(selectallthatapply)

- X ThePHA-residentlease
X ThePHA'sAdmissionsand(Continued)Occupancypolicy
X PHAbriefingseminarsorwrittenmaterials
☐ Othersource(list)

b.Howoftenmustresidentsnotify thePHAofchangesinfamilycomposition? (select allthatapply)

- X Atanannualreexaminationandleaserenewal
X Anytimefamilycompositionchanges

- ☒ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

☐ Yes ☒ No: Does the PHA have any general occupancy PH developments covered by the deconcentration rule? If no, this section is complete.

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and development targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing

☐ Other(list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

X Criminal or drug -related activity only to the extent required by law or regulation

X Criminal and drug -related activity, more extensively than required by law or regulation

☐ More general screening than criminal and drug -related activity (list factors below)

☐ Other (list below)

b. X Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☐ Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug -related activity

☐ Other (describe below)

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- X None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project -based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- X PHA main administrative office
☐ Other (list below)

(3)SearchTime

a. X Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Hard to House families, persons with disabilities, individual circumstances, family emergencies which hindered family's ability to search for housing.

(4)AdmissionsPreferences

a. Income targeting

X Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. X Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant based assistance? (other than date and time of application) (if no, skip to subcomponent **(5)Special purposes section 8 assistance programs**) -

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- X Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs
- X Households that contribute to meeting income goals (broad range of incomes)
- X Households that contribute to meeting income requirements (targeting)
- X Those previously enrolled in educational, training, or upward mobility programs
- X Victims of reprisal or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)

1 Those previously enrolled in educational, training, or upward mobility programs

1 Victims of reprisals or hate crimes

☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

X Date and time of application

☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

X This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers

X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

X The Section 8 Administrative Plan

☐ Briefings sessions and written materials

☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

X Through published notices

X Other (list below)

Direct mailing to local human services agencies

Posted notices

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

X The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
X \$26-\$50

2. X Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

GJHA will grant an exception from application of the minimum monthly rental to any family unable to pay such amount because of financial hardship. Family hardship shall include:

***Loss of eligibility for or waiting eligibility determination for a federal, state, or local assistance program**

***The family would be evicted as a result of the imposition of the minimum rent requirement**

***The income of the family has decreased because of a changed circumstance, including loss of employment, or a death in the family.**

GJHA will not grant a hardship exemption if a family member voluntarily quits a job or fails to cooperate with an agency that provides income assistance (such as a welfare department). GJHA must have documentation from the employer or appropriate agency before denying the exemption.

c. Rents set at less than 30% than adjusted income

1. X Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

GJHA has implemented Flat Rents for Low Rent Public Housing:

\$435 2 Bedroom Townhomes

\$450 3 Bedroom Townhomes

\$525 3 Bedroom Homes

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

X Other (describe below)

None of the above

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☒ Yes for all developments –Developed to implement the Non –Citizen Rule
☐ Yes but only for some developments
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high –rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☒ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☐ Operating costs plus debt service
☐ The “rental value” of the unit
☐ Other (list below)

f. Rent re –determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☐ Anytime the family experiences an income increase
☒ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$40.00
☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ This section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☒ Other (list below)
Not Applicable

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket

- ☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☐ Annually
☒ Other (list below)

GJHA monitors rent burdens of assisted families throughout the year and at the time HUD publishes Fair Market Rents.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

See A. Public Housing (1) Income Based Policies/Minimum Rent 3.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	29	13
Section 8 Vouchers	880	180
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers	150	20
Family Unification	175	5
Mainstream for Persons w/Disabilities		
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs (list individually)		
Walnut Park Apts	78	12
Ratekin Tower Apts	107	21

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Low Rent Public Housing Tenant Selection Plan

GJHA Procurement Policy

Public Housing Grievance Procedures

Public Housing Rules of Occupancy

Public Housing Residential Lease

Maintenance and Janitorial Charges

Utility Allowance Chart

Personnel Policies

(2)Section8Management:(listbelow)

Section8AdministrativePlan

GJHAProcurementPolicy

UtilityAllowanceChart

PersonnelPolicies

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section
8-OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

1. ☐ Yes ☒ No: Has the PHA established any writtengrievanceprocedures in addition
to federal requirements found at 24CFRPart966, Subpart B, for
residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicant to public housing contact to initiate
the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes ☒ No: Has the PHA established informal review procedures for applicants to the
Section 8 tenant -based assistance program and informal hearing
procedures for families assisted by the Section 8 tenant -based
assistance program in addition to federal requirements found at 24
CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the
informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☐

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

X The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CO051 FFY of Grant Approval: **10/01/2002**

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	56,720
2	1406 Operations	16,252
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	40,753
10	1460 Dwelling Structures	9,736
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	66,741
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	33,053
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CO051	Site Improvements	1450	
	Sidewalk Repairs		7,700
	Fencing		33,053
	Dwelling Structures	1460	
	Remove unused solar collectors		5,336
	Floor coverings		4,400
	Operations	1406	16,252

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
CO 051		
<u>Site Improvements</u>		
Sidewalk repairs	12 / 2002	12 / 2002
Fencing	12 / 2002	12 / 2002
<u>Dwelling Structures</u>		
Remove unused solar collectors	3 / 2003	3 / 2003
Floor coverings	3 / 2003	3 / 2003
Operations	3 / 2003	3 / 2003

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHAP lan template **OR** by completing and attaching a properly updated HUD -52834.

a. X Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☐ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name

-or-

X The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

Optional 5 -Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Public Housing Improvements			
1) Sidewalk Repair		7,700	FYB 10/1/2002
2) Fencing		33,053	FYB 10/1/2002
3) Solar Collector Removal		5,336	FYB 10/1/2002
4) Floor Coverings		4,400	FYB 10/1/2002
5) Fencing		12,000	FYB 10/1/2003
6) Build Gazebo Structure		9,335	FYB 10/1/2003
7) Parking Lot Repairs		6,500	FYB 10/ 1/2003
8) Floor coverings		4,400	FYB 10/ 1/2003
9) Landscaping		20,000	FYB 10/1/200 4
10) Floor Coverings		4,400	FYB 10/1/2004
11) Other improvements for year 2004 are undetermined at this time			
12) Build Community Room for tenants		25,000	FYB 10/1/2005
13) Floor coverings		4,500	FYB 10/ 1/2005
14) Furniture, computers for community room		5,000	FYB 10/1/200 5
15) Other improvements for year 2005 are undetermined at this time			
16) Floor Coverings		4,500	FYB 10/1/2006
17) Other improvements for year 2006 are undetermined at this time			
Total estimated cost over next 5 years		146,124	

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☐ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

- ☐ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

- ☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of

1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”,skiptocomponent9;if“yes”,completeoneactivitydescriptionforeachdevelopment.)

2.ActivityDescription

☐ Yes ☐ No: HasthePHAprovidedtheactivitiesdescriptioninformationin the **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent9.If“No”,completetheActivity Descriptiontablebelow.)

Demolition/DispositionActivityDescription
1a.Developmentname: 1b.Development(project)number:
2.Activitytype:De molition <input type="checkbox"/> Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)
5.Numberofunitsaffected: 6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity: b.Projectendeddateofactivity:

9. DesignationofPublicHousingforOccupancybyElderlyFamilies orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities

[24CFRPart903.79(i)]

ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. ☐ YesXNo: HasthePHAdesignatedorappliedforapprovaltodesignateor doesthePHAplantoapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities,orbyelderlyfamiliesandfamilieswithdisabilities orwillapplyfordesignationforoccupancybyonlyelderly familiesoronlyfamilieswithdisabilities,orbyelderlyfamilies andfamilieswithdisabilitiesasprovidedbysection7ofthe

U.S.HousingActof1937(42U.S.C. 1437e)intheupcoming fiscalyear? (If“No”,skiptocomponent10.If“yes”,complete oneactivitydescriptionforeachdevelopment,unless thePHAis eligibleto completeastreamlinedsubmission;PHAs completingstreamlinedsubmissionsmayskiptocomponent 10.)

2.ActivityDescription

☐ Yes ☐ No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?If“yes”,skiptocomponent 10.If “No”,completetheActivityDescriptiontablebelow .

DesignationofPublicHousingActivityDescription	
1a.Developmentname:	
1b.Development(project)number:	
2.Designationtype:	
Occupancybyonlytheelderly <input type="checkbox"/>	
Occupancy byfamilieswithdisabilities <input type="checkbox"/>	
Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved;includedinthePHA’sDesignationPlan <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Datethisdesignationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5.Ifapproved,willthisdesignationconstitutea(selectone)	
<input type="checkbox"/> NewDesignation Plan	
<input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?	
6. Numberofunitsaffected:	
7.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFRPart903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A.Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☐ No: HaveanyofthePHA’sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthePHAascovered undersection202oftheHUDFY1996HUDAppropriations Act?(If“No”,skiptocomponent11 ;if“yes”,completeone activitydescriptionforeachidentifieddevelopment,unless

eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)] **GJHAhasvoluntarilyestablilshedahomebuyereducation programandhasservednearlyfamilies.SomeGJHAtenantshave completedthecourseandbecamehomeowners .**

GJHAhasdecidednottouseSection8HousingVoucherfundstoestablisha HomeownershipProgramasallowedbyCFR982.625.

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. ☐ Yes ☐ No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapply toadministeranyhomeownershipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/ plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)

2.ActivityDescription

☐ Yes ☐ No: Hasthe PHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optionalPublicHousing AssetManagementTable**?(If“yes”,skiptocomponent12.If “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownership ActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname:
1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA -established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 07/01/01

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- X Jointly administer programs
- ☐ Partner to administer a HUD Welfare -to-Work voucher program
- X Joint administration of other demonstration program
- X Other (describe)

Mesa County Dept. of Human Services provided funding to GJHA on July 1, 2001 for a Housing Advocate. The Housing Advocate's role is to provide supportive services to Section 8 program participants who are or have been referred by MCDHS for housing assistance through the Family Unification Program and/or Housing Voucher program.

Quarterly meetings are held between GJHA and staff of Mesa County Dept. of Human Services Work Force Center to share information and target supportive services. Two members of MCDHS staff are members of the FSS Program Coordinating Committee .

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self Sufficiency</i>	<i>19</i>	<i>Specific Criteria</i>	<i>PHA Main Office</i>	<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	None	-0-

Section 8	21	19
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b. X Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- X Informing residents of new policy on admission and reexamination
- X Actively notifying residents of new policy at times in addition to admission and reexamination.
- X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- X Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- X Other (describe below)
Policer reports do not indicate there is a problem with drugs or violent criminal activity.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- X Safety and security survey of residents
- X Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- X Picer reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)
Capital Terrace Townhomes

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- X Other (describe below)
Continue to track crime through monthly picer reports.

2. Which developments are most affected? (list below)
Capital Terrace Townhomes

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☒ Other activities (list below)
GJHA has attempted to organize Neighborhood Watch Program – no resident expressed interest.

2. Which developments are most affected? (list below)

Capital Terrace Townhomes

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☒ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

Currently, with Public Housing Operating Subsidies and Capital Funds Program monies, the property remains in good condition. Without the subsidies and grant funds, we wouldn't be able to operate public housing on a long term basis.

A. Resident Advisory Board Recommendations

1. X Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

X Attached at Attachment (Filename) **CO051b01**

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

X Other: (list below)

Minor typographical errors and language clarification in some areas of the Administrative Plan. Also adopted suggestion of posting waiting list opening/closing at local public library.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes X No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes X No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot

X Other: (describe)

GJHASent lettersto all program participants asking for interested persons to serve. All persons who attended the meeting were asked to be on Resident Advisory Board.

b. Eligible candidates: (select one)

- ☐ AnyrecipientofPHAassistance
- ☐ AnyheadofhouseholdreceivingPHAassistance
- X AnyadultrecipientofPHAassistance
- ☐ Anyadultmemberofaresidentorassistedfamilyorganization
- ☐ Other(list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
City Of Grand Junction Colorado

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.



MEMORANDUM

TO: Resident Advisory Board Members

FROM: Sandra Soto, Property Manager

DATE: March 8, 2002

SUBJECT: Resident Advisory Board Agenda

Please find enclosed the Agenda for the meeting to be held on March 15, 2002 at 1:30 p.m.

Please RSVP by March 14, 2002, 4:00 p.m.

AGENDA

ResidentAdvisoryBoard

GrandJunctionHousingAuthority

March15,2002@1:30p.m.

1011N.10thStreet,GrandJunction

- | | |
|--------|---|
| Item#1 | OverviewofAgency/DistributeResidentMemberPacket |
| Item#2 | ProcedureonDenialofApplicantsforDrug&violentCriminal
Activity. |
| Item#3 | ReviewPublicHousingGrievanceProcedure. |
| Item#4 | DistributeResidentMemberPackets. |

RESIDENT ADVISORY BOARD MEETING

March 15, 2002

I. Call to Order

Sandra Soto, Property Manager called the meeting to order at 1:30 P.M. Present at the meeting were: (Staff)—Mary Gregory, Section 8 Supervisor, Sandra Soto, Property Manager, Virginia Garcia, Property Manager.
(Residents)—Judy Yeaton, Ron Girty, Beth Johnson, Jody Barnett, Vicki Boyd, Phillip “Wes” Haddon, Shari Crawleigh, Nancy Horton, Martin “Marty” Carroll, JaDene Burson, Shelli Montiel, Martha Banker, Theresa Patty, Jack Blacksher, Kathleen Howell, Kathy Caparella.

II. Distribution of Resident Member Packets—Mary Gregory

III. Overview of Agency—Mary Gregory

A. Organizational Chart—Mary reviewed the GJHA Organizational Charts and described what each staff person's role was in the GJHA.

IV. Changes on Five Year Plan—Mary Gregory

Chapter 5—Applying for Admission
Chapter 6—Establishing Preferences
Chapter 8—Denial & Termination

Mary explained in detail what changes we had made to this chapter. All changes were given to those in attendance. Mary asked all present to review the packets, let her know what questions they may have. If they have comments they can be written on the page you wish to comment on and turn into Mary or Esther by 3/22/02.

One resident comment was in agreement with our policy of assisting disabled singles and older people and families over singles. This person had no problem with our rules and felt that they were good rules. Only negative comment was that the staff is sometimes very difficult to reach.

One resident made typographical corrections to the Administrative Plan.

V. Denial for Admission for Drugs/Criminal Activity/Alcohol Abuse

Phillip Haddon asked what position does the Grand Junction Housing Authority take on having medicinal marijuana on the premises in a subsidized unit or being a participant on Rental Assistance. Mary stated that she would have to look into the federal regulation regarding this issue and she would report back to us at the

nextmeeting.

Otherresidentcommentsonproposeddrugpolicy:Oneresidentmarkedupthe drugpolicywithcommentssagreeingtoallaspectsoftherule.

VI. Adjournment

Meetingwasadjournedat2:30p.m.ThenextmeetingwillbeonApril19,2002 at1:30p.m.ItwillbeheldintheconferenceroommattheGrandJunctionHousing Authority

MEMORANDUM

To: Resident Advisory Committee
From: Sandra Soto, Property Manager
Date: January 29, 2002
Subject: Minutes of Meeting

Please find attached the minutes of the meeting held on January 18, 2002.
We will review the minutes at our next meeting. I will send an agenda close to our next meeting date.

Thanks!

RESIDENT ADVISORY BOARD MEETING

January 18, 2002

I. Call to Order

Sandra Soto, Property Manager called the meeting to order at 12:10 P.M. Present at the meeting were: (Staff) Esther Cardona, Assistant Director, Mary Gregory, Section 8 Supervisor, Greg Hancock, Development Director, Jody Kole, Executive Director, Virginia Garcia, Property Manager, Sandra Soto, Property Manager.
Residents: Martha Baker, Kathleen Catafella, Ronald Girdy.

11. Security Deposit Assistance Fund-Mary Gregory

This fund was established with monies paid on repayment agreements, and hard to house fees. At this time they will only be helping the Disabled clients. Recipients will pay "loan" back to the Grand Junction Housing Authority in 3 monthly payments. The Payment Standard as of 2001 will be used. Information handed out today is to be filed in your Administrative Plan Manual in Chapter 10-E.

111. Update on Utility Allowance Schedules-Mary Gregory

Effective 4.1.2002 there will be a decrease in the utility allowances. There will be a decrease of 35% for gas, electricity stayed the same. Mary handed out copies of the Utility Allowance

II Schedules.

IV. Community Service Requirement-Sandra Soto

Effective 1/1/2002 Public Housing tenants no longer have to do community service. Sandra informed the Capital Terrace tenants regarding this new ruling.

IV. REAC Follow-Up Plan-Sandra Soto

Capital Terrace Townhomes must have a Follow-up Plan by 7/15/2002, the following has been done to meet this plan:

- Tenant Calendar with pertinent information has been given to residents for 2002- There was a trash enclosure made
- Sherri Zen with the Police Department has met with the Property Manager
- Tope Elementary is working together with the Property Manager regarding any issues with the children that attend this school

The Follow Up Plan is in the Administrative Plan Manual as Attachment of Annual Plan.

V. Introduction to Administrative Plan Changes-Esther Cardona Change to Chapter One

Page 1-1 "See organizational chart (appendix c)

Page 1-1 "Affirmative Action Plan & Policies

Policy for hiring-not adopted as of yet-will give REAC Board a copy when Adopted.

Page 2-1 Paragraph A

Organizational Setup-Organizational Chart

Chapter 3, Census-will be addressed at next meeting.

Chapter 8-Determination of rent-will add the Earned Income Disallowance-next

meeting. Chapter 10-Issuance of Voucher-"Tolling" time of Voucher

Adding to chapter FSS Coordinator participating in Briefing to recruit families"--"\

tenancy approval.

Chapter 13- Rent Reasonableness- how it is determined- will add to Admin Plan Chapter 27- Family Self Sufficiency Action Plan changed and added in Plan

Chapter 18- Denial or Termination of Assistance- Criminal Screening & Drug Related Activity

"Registered Lifetime Sex Offender" requirement- denial of admission. Will clarify rule more clearly and add to plan at some point.

Chapter 22- Repayment Agreements- We are sending amounts owed to a collection agency for garnishment of wages.

Chapter 25- Change brought to this meeting- Payment Standards can be adjusted between 90-110%. Explained that GJHA is looking to raise all Payment Standards the full 110% to help participants leave faster. GJHA is also required to monitor rent burdens of families.

IVI. Homeless Shelter 2983 North Avenue- Greg Hancock

The GJHA should own building by end of March, 2002, then will lease building to the Homeless Shelter. Volunteers bring food. They are now running about 40 single men and 8 single women. Resident Advisory Board asked a lot of questions about the shelter. Greg then spoke about how the community support has been far more generous than expected. Hot meals donated at night, continental breakfast in the morning.

There is a Housing Assessment that is being conducted that will allow the GJHA to know what kind of housing is needed in the community. This is not complete at this time.

VII. Adjournment

Meeting adjourned. Next meetings scheduled will be March 15, 2002 at 1:30 P.M. at the GJHA Conference room.

AGENDA

Resident Advisory Board Meeting
January 18, 2002 @ 12:00p.m.
CO

Grand Junction Housing Authority
1011 N. 10th Street Grand Junction

- Item#1 Mary Gregory-Section 8 Supervisor
 Update on Security Deposit Fund
 Update of Utility Allowance
- Item#2 Sandra Soto-Property Manager
 Update of Community Service Requirement
 REAC Follow-up Plan
- Item#3 Esther Cardona-Assistant Director
 Administrative Plan changes-All Properties
- Item#4 Greg Hancock, Development Director
 Homeless Shelter Update

MEMORANDUM

To: Resident Advisory Committee
From: Sandra Soto GJHA Property Manager
Date: October 17, 2001
Subject: Luncheon

You are invited to a luncheon meeting on 10/26/01 at 12:00 p.m. Please call and RSVP by 10/24/01. I hope you can attend.

MEMORANDUM

TO: Resident Advisory Board Members
FROM: Sandra Soto, Property Manager
DATE: September 18, 2001
SUBJECT: Resident Advisory Board Meeting

The Housing Authority has scheduled a meeting on the following date,

September 28, 2001

Time: 2:00 p.m.

Place: 1011 N. 10th St. Grand Junction, CO (Conference Room)

Please call 245-0388 to confirm if you will be attending the meeting. Thank you.

AGENDA

Resident Advisory Board

Grand Junction Housing Authority

September 28, 2001 @ 2:00 p.m.

1011 N. 10

th Street, Grand Junction

ITEM 1: Introduction of Cindy Reed (Housing Advocate)

ITEM 2: Update of Section 8 Vouchers (Mary Gregory)

ITEM 3: Progress Report on Capital Terrace Townhomes (Sandra Soto)

RESIDENT ADVISORY BOARD MEETING September 28, 2001

Present: Cindy Reed, Martha Banker, Sandra Soto, Falco Montoya, Virginia Garcia, Kathleen Steinberg, Ron Girty, Judy Yeaton, Mary Gregory.

Introductions.

Cindy Reed, Housing Advocate explained to the committee what she was hired for. To advocate for and assist participants in the Section 8 Rental Assistance program maintain and keep their housing. She also provides renter's education classes to participants. She has developed a class called Lease to Lysol. October's scheduled class will be budgeting and audits. She currently has 50 clients, and only two have been unsuccessful in retaining their housing.

Mary Gregory, Section 8 Supervisor, provided an update on the Section 8 Voucher program. She talked about the surveys that went out for Landlords and the Section 8 Participants asking for input into how GJHA was doing. She also stated that GJHA received 67 fair share vouchers from HUD. Also that Monterey Park Apartments is going out of subsidy and GJHA will receive 36 vouchers to help those families affected. GJHA now has a baseline number of vouchers (families to be served) of 805.

Sandra Soto, Property Manager of Capital Terrace Townhomes (public housing) gave committee an update on pets in public housing. She said that one person has a pet - a cat - and did pay the full security deposit. She gave an update on improvements to the site.

The next meeting was set for October 19, 2001 at noon.

3.11.2 COMPONENT TEN: CONVERSION OF PUBLIC HOUSING

Subcomponent B: Voluntary Conversion

Grand Junction Housing Authority hereby certifies that it has reviewed its Low Rent Public Housing operations (Capital Terrace Townhomes located at 1104 Bookcliff Avenue, Grand Junction CO);

Considered the implications of converting this public housing to tenant based assistance; and

Concluded that conversion of this development may be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

Jody M. Kole, Executive Director April 8, 2002

GJHA believes that with adequate government subsidies continuing, our Low Rent Public Housing units can be maintained in good condition. Because of this, we can potentially serve more clients by continuing the operations as a rental property. Under the current conditions, GJHA prefers not to reduce the available pool of low rent housing units in the Grand Valley. If conditions change, GJHA would not rule out converting the Low Rent Public Housing units to Section 8 based vouchers or selling the units to residents.

Substantial Deviation of the Annual Plan from the Five Year Plan

The Five Year Plan describes the mission of the agency and the agency's long range goals and objectives for achieving its mission over the subsequent 5 years. **The Annual Plan** provides details about the agency's immediate operations, program participants, programs and services, and the agency's strategy for handling operational concerns, residents concerns and needs, programs and services for the upcoming fiscal year. Occasionally the agency may adopt an Annual Plan which deviates in some measure from the adopted Five Year Plan. Statutes require that the agency explain in its Annual Plan any "substantial deviation" of the Annual Plan from the Five Year Plan.

For the purpose of this plan, GJHA defines "substantial deviation" from the Five Year Plan as:

change to the admissions policies or organization of the waiting list which would have an impact on more than 10% of the applicants on the waiting list at the time of the change, and which were not contemplated in the Five Year Plan, or

sale, designation, or conversion of any GJHA owned property that is not contemplated in the Five Year Plan, or

changes in the legal structure of the agency or in its legal jurisdiction, which were not contemplated in the Five Year Plan.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered a "substantial deviation".

Significant Amendment or Modification of the Annual Plan:

The statutes also allow the agency to amend or modify its Annual Plan or the policies described in them, but any "Significant Amendment or Modification" to the plan requires the agency to submit a revised plan which has met full public process requirements.

For the purpose of this plan, GJHA defines "Significant Amendment or Modification" as:

change to the admissions policies or organization of the waiting list which would have an impact on more than 10% of the applicants on the waiting list at the time of the change, and which were not contemplated in the Annual Plan, or

addition of non-emergency work items, which were not contemplated in either the Five Year Plan or the Annual Plan, which increase capital funds spending by more than 10%; or

sale, designation, or conversion of any GJHA owned property that is not contemplated in

the Annual Plan, or

changes in the legal structure of the agency or in its legal jurisdiction, which were not contemplated in the Annual Plan

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered a " Significant Amendment or Modification". -

RESIDENT ADVISORY BOARD MEMBERS

PHIL HADDON
372 ROSE VALERD.
GD.JCT., CO81503

THERESA PATTY
661 HWY 50 #54
GD.JCT., CO81503

JaDENE BURSON
1628 N. 7TH ST.
GD.JCT., CO81501

MARTHA BANKER
1158 BOOK CLIFF #5
GD.JCT., CO81501

KENNETH FAIR
2044 WHITE AVE.
GD.JCT., CO81501

MYRNA RENNER
1451 PINYON
GD.JCT., CO81501

NANCY HORTON
4603 21/8 RD. #1
CLIFTON, CO81520

MICHELLE DOERING
P.O. BOX 1193
CLIFTON, CO81520

MICHELLE MANN
428 SMALLWOOD LN. #4
CLIFTON, CO81520

RAYMOND WOERNEL
810 WHITE AVE. #8
GD.JCT. CO81501

CHRISTINA BURCH
276 REDWOOD CT. #8
GD.JCT., CO81501

JACK BLACKSHER
1426 UTE AVE.
GD.JCT., CO81501

TERRI WALDROP
2226 N. 6TH ST. #3
GD.JCT., CO81501

NANCY GIBSON
51528 RD. #13
GD.JCT., CO81501

SHELL MONTIEL
1250 ORCHARD AVE.
GD.JCT., CO81501

ELIZABETH JOHNSON
2713 B RD. #119
GD.JCT., CO81503

DAN BUSEY
17151ST STREET
GD.JCT., CO81501

SHARIC CRAWLEIGH
P.O. BOX 2344
GD.JCT., CO81502

JUDY YEATON
2236 N. 17TH ST. #L -4
GD.JCT., CO81501

FALCO MONTAÑA
875 MAIN ST. #301
GD.JCT., CO81501

CHARLOTTE LAMB
875 MAIN ST. #103
GD.JCT., CO81501

RONALD GIRTY
1300 N. 21ST #310
GD.JCT., CO81501

JODY BARNETT
1104 BOOK CLIFF #17
GD.JCT., CO81501

VICKI BOYD
1104 BOOK CLIFF #18
GD.JCT., CO81501

KATHLEEN CAPARELLA
56329RD #2
GD.JCT., CO81504

KATHLEEN HOWLETT
497 ANJOU
GD.JCT., CO81504

Resident Survey Follow -up Plan

COMMUNICATION:

We have a Tenant Calendar that informs tenants of meetings and dates when the Maintenance department will be doing inspections, or turning on/off Heaters or Air conditioners, yard work (mowing, trimming)

Notices are posted at each unit for upcoming events, projects or meetings. A Spring Barbecue is planned for the residents.

SAFETY:

As of 9/2001 Capital Terrace has a resident property manager. There has been a decrease in police service calls. Crime related activity will be tracked on a quarterly basis. This is a joint effort with the Grand Junction Police Department and the Property Manager.

Increased outside lighting has made the property more visible and safer.

NEIGHBORHOOD APPEARANCE:

In December of 2001 new sidewalks were put in.

Two trash cans were installed in the playground area and tenants use them to keep the area clean and neat.

Maintenance continues to walk the property every morning and pick up trash throughout the property and parking lot.